

UNOFFICIAL COPY 90167508

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, WILLIAM M. ARCHIBALD and MARYLIN E. ARCHIBALD, husband and wife, of Park Ridge, Illinois, for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, convey and warrant unto WILLIAM M. ARCHIBALD, not individually, but as Trustee under the provisions of a Trust Agreement dated January 24, 1990 and known as the WILLIAM M. ARCHIBALD TRUST DATED January 24, 1990 (the "Trust Agreement"), an undivided 50% tenant-in-common interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

Lot 20 in Block 12 in the Hulbert Devonshire Terrace, a Subdivision in the South West quarter of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, as per plat recorded May 23, 1924, as Document 8432592, in Cook County, Illinois.

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the Trustees by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the Trustees; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or

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 REAL ESTATE
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 NO. 2948



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reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years; renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the Property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with the Trustees in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustees in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and

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effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, and (d), if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessors in trust.

If the title to the Property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And said GRANTORS hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTORS, have hereunto set their hand and seal this 24 day of January, 1946.

 (SEAL)
WILLIAM M. ARCHIBALD

 (SEAL)
MARYLIN E. ARCHIBALD

Common Address of Property:
917 S. Knight
Park Ridge, Illinois 60068

P.I.N.: 09-35-316-005

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